



FOR LEASE

3280 PERKINS

3280 Perkins Rd, Augusta, GA 30906

**SHERMAN &  
HEMSTREET**  
Real Estate Company

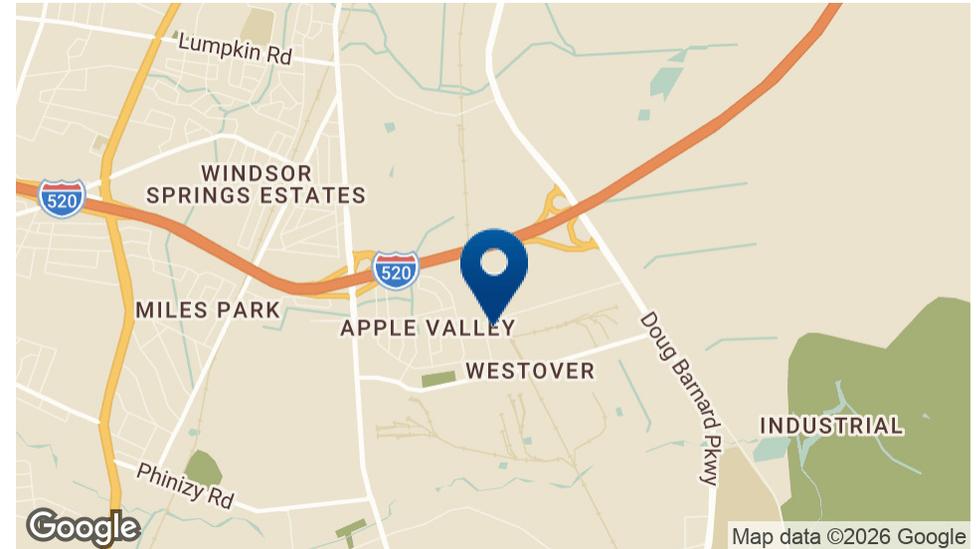
**CONNIE WILSON, CCIM**

Sr. VP, Associate Broker

[cwilson@shermanandhemstreet.com](mailto:cwilson@shermanandhemstreet.com)

706.722.8334 x202

# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$5.00 SF/yr (NNN)
Building Size:	69,120 SF
Available SF:	69,120 SF
Lot Size:	2.85 Acres
Year Built:	1966
Zoning:	HI

## PROPERTY OVERVIEW

Premier leasing opportunity at 3280 Perkins Rd, Augusta, GA, 30906. This property offers a prime location with convenient access to major transportation routes, including I-520 and I-20, as well as the nearby Hartsfield-Jackson Atlanta International Airport. The property is set up as an industrial and manufacturing facility, with office space, ample parking, and amenities to support a wide range of business operations. With its strategic positioning and versatile layout, this property is poised to meet a variety of industrial and manufacturing needs.

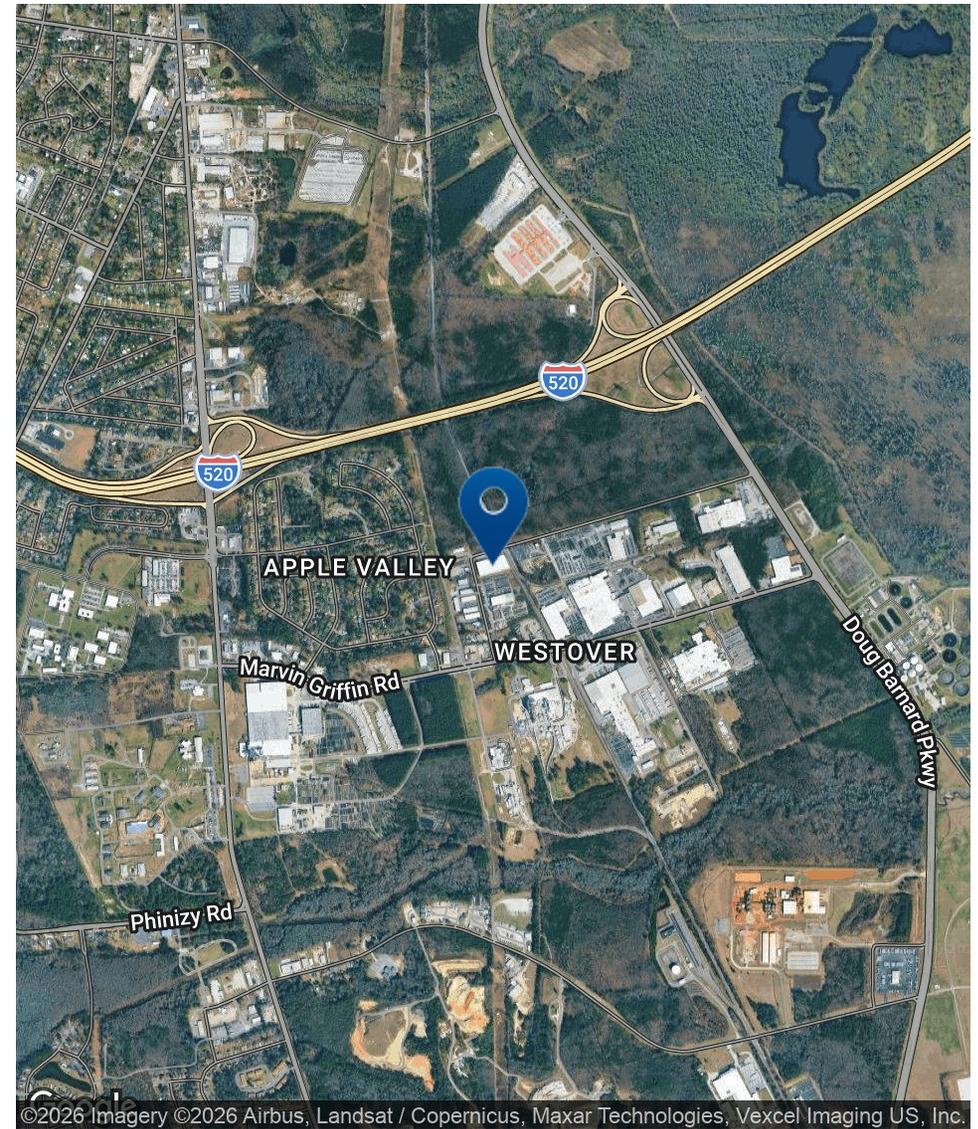
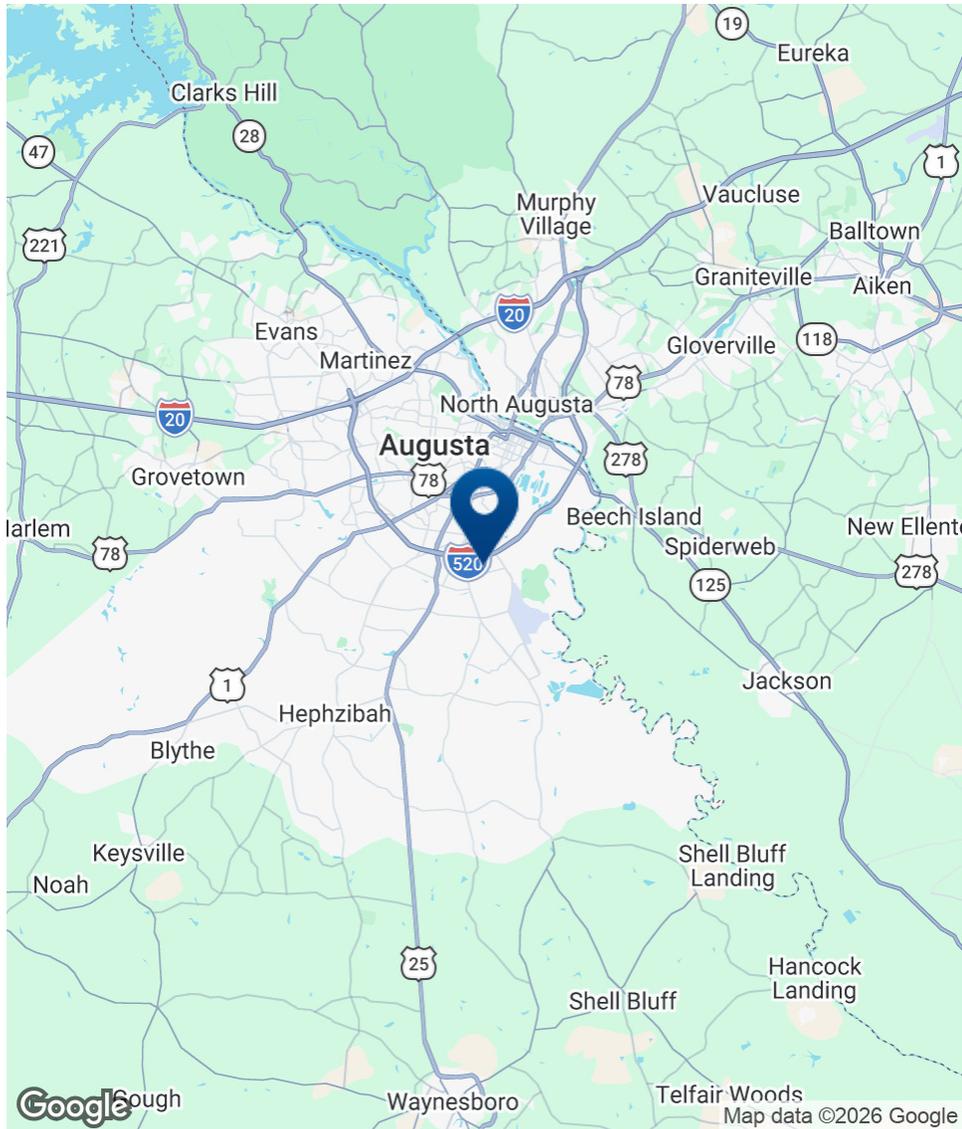
## PROPERTY HIGHLIGHTS

- - Prime location with easy access to major transportation routes
- - Professional and well-maintained property
- - High ceilings for optimal storage and functionality
- - Rail siding if needed
- - Two forklift charging stations
- - New TPO membrane roof installed 2025, new gutters and dock canopy



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# Location Map



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# Property Details

Lease Rate	\$5.00 SF/YR
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## LOCATION INFORMATION

Building Name	3280 Perkins
Street Address	3280 Perkins Rd
City, State, Zip	Augusta, GA 30906
County	Richmond

## BUILDING INFORMATION

Building Size	69,120 SF
Tenancy	Single
Number of Dock High Doors	9
Number of Drive in Bays	9
Ceiling Height	20 ft
Minimum Ceiling Height	20 ft
Office Space	500 SF
Number of Floors	1
Year Built	1966
Number of Buildings	0

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	HI
Lot Size	2.85 Acres
APN #	134-0-003-02-0

## PARKING & TRANSPORTATION

## UTILITIES & AMENITIES

Restrooms	2.0
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# Additional Photos



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# Additional Photos

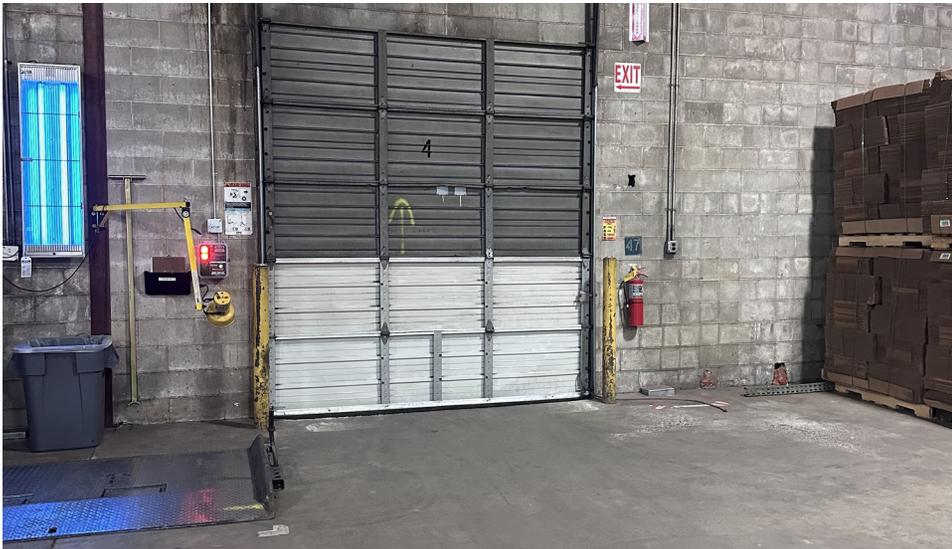


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# Additional Photos



# Advisor Bio



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Direct: **706.722.8334 x202** | Cell: **706.394.4661**

## PROFESSIONAL BACKGROUND

Connie Wilson joined Sherman & Hemstreet Real Estate Company in 2012 and brings nearly two decades of experience in commercial real estate. Active in the industry since 2005, Connie specializes in commercial, industrial, and investment sales, along with industrial, office, and retail leasing.

She is a licensed Associate Broker in both Georgia and South Carolina and is a member of the Greater Augusta Association of Realtors and the National Association of Realtors. Connie holds the CCIM designation and has earned the CPM (Certified Property Manager), ACoM (Accredited Commercial Manager), and ARM (Accredited Residential Manager) designations, reflecting her comprehensive expertise in both commercial and residential asset management.

A longtime resident of the Augusta area since 1991, Connie considers the community home and values building long-term relationships with clients and partners.

## MEMBERSHIPS

CCIM

IREM

### Sherman & Hemstreet Real Estate Company

4316 Washington Road  
Evans, GA 30809  
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